

AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of Elm Grove, County of Milwaukee, State of Wisconsin, described 700 Elm Grove Road ("Property").

☐ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____.
Additional AVID forms required for other units.

(Name of Wisconsin licensed real estate professional and their license number)

Roxanne Martens, Boardwalk Realty License # 110763-94

Wisconsin law requires, when listing real estate and prior to execution of the listing contract, a licensee shall inspect the real estate as required.

Specific conduct regarding inspections. A reasonably competent and diligent inspection of real estate improved with a structure does not require the operation of mechanical equipment; the opening of panels, doors or covers for access to mechanical systems; or the moving of furniture, boxes or other property; nor does it require a licensee to observe areas of the property for which entry presents an unreasonable risk of injury or areas accessible only by ladder, by crawling or other equivalent means of access. A licensee is not required to retain third party inspectors or investigators to complete a reasonably competent and diligent inspection. A reasonably competent and diligent inspection of vacant land does not require an observation of the entire property, but shall include, if given access, an observation of the property from at least one point on or adjacent to the property.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, Wisconsin Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer's Initials (____)(____) Seller's Initials () (____)

AGENT VISUAL INSPECTION DISCLOSURE

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Inspection Performed By (Real Estate Broker Firm Name)

Roxanne Martens with Boardwalk Realty

Inspection Date/Time: July 18, 2026 at 1:00 pm

Weather conditions Sunny and 80 + degree

Other persons present:

Owner, Amy Rogers

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas):

No visual defects noted.

Living Room:

No visual defects noted.

Dining Room:

No visual defects noted.

Kitchen:

No visual defects noted.

Other Room:

No visual defects noted

Hall/Stairs (excluding common areas):

Carpet on stairs shows normal wear otherwise not visual defects noted



Bedroom # 1 :

No visual defects noted

Bedroom # 2 :

No visual defects noted

Bedroom # 3 :

No visual defects noted

Bath # 1 :

No visual defects noted

Bath # 2 :

No visual defects noted

Bath # _____ :

Other Room:

Finished basement. Observed chipped and peeling paint on lower door casing/trim and damaged wood.
Some rust spots on the floor in the unfinished part of the basement.

Other Room:

No defects noted.

Other:

Other:

Other:

☐ **See Addendum for additional rooms/structures**

Garage/Parking (excluding common areas):

No defects noted

Exterior Building and Yard - Front/Sides/Back:

No defects noted

Other Observed or Known Conditions Not Specified Above

Outdoor deck on back of house and stairs could use a paint touch up. no other visual defects noted.

This disclosure is based on a reasonably competent and diligent visual inspection of

reasonably and normally accessible areas of the Property on the date specified above.

Agent performing inspection certifies the agent performed the inspection on the behalf of the listing brokerage, ListWithFreedom.com (Wisconsin license # 938796-91).

The inspection was conducted in person and the inspector's brokerage is aware of this activity and has approved of them providing this service. Showami will be responsible for directly paying the brokerage identified below to be in compliance with State law.

DocuSigned by:  
By _____ Wisconsin License # 58282-90
(Signature of Associate Licensee or Broker identified above who performed the inspection)

Name of Brokerage Licensee is associated with and its Wisconsin license number

Boardwalk Realty, 938208-91

Date 7/18/2026

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER  Date Jul 19, 2026

SELLER _____ Date _____

BUYER _____ Date _____

BUY _____ Date _____

Real Estate Broker (Firm Representing Seller) ListWithFreedom

By  _____

Date Jul 19, 2026 (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____

Date _____ (Associate Licensee or Broker Signature)

LID112713- AVID

5 pages

700_Elmgrove_Road.pdf

5 pages

E-SIGN INFO

Status:

SIGNED

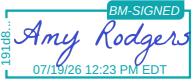
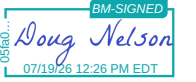
Originator: LWF TEAM
signatures_closings@listwithfreedom.com
IP: 52.152.223.64
Domain: listwithfreedom.brokermint.com
Date: Jul 18, 2026 05:54 PM

Package ID: A521A6E0E0855D55AF493BD515B7E020

Time zone: EDT (UTC-4)



Signers:

AR	Amy Rodgers Amy Rodgers	aimrodgers@outlook.com IP: 99.175.167.139	Signed	Jul 19, 2026 12:23 PM id: 191d81abe9c51a854c7d7aabeff8e5fd	
DN	Doug Nelson Doug Nelson	dnelson@listwithfreedom.com IP: 52.152.223.64	Signed	Jul 19, 2026 12:26 PM id: 05fa012ef046981ca3ed45b2979d5511	

HISTORY

Jul 19, 2026	12:21 PM	AR	Amy Rodgers	aimrodgers@outlook.com	IP: 99.175.167.139	Viewed	
Jul 19, 2026	12:23 PM	AR	Amy Rodgers	aimrodgers@outlook.com	IP: 99.175.167.139	Signed	
Jul 19, 2026	12:26 PM	DN	Doug Nelson	dnelson@listwithfreedom.com	IP: 52.152.223.64	Viewed	
Jul 19, 2026	12:26 PM	DN	Doug Nelson	dnelson@listwithfreedom.com	IP: 52.152.223.64	Signed	
Jul 19, 2026	12:26 PM		Package has been fully signed and sealed				Completed